

Snowdon Block

2010 - 11 Street SE
Calgary, AB



Steven Goertz

Principal

+1 403 232 4322

steven.goertz@avisonyoung.com

Jacob Robinson

Associate

+1 403 805 9093

jacob.robinson@avisonyoung.com

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YOUNG**



Particulars

Available:	Suite 102 - 2,313 sf Lower Level D - 2,225 sf
Year Built:	1911 / 1914 / 1952 / 2014
Net Rental Rate:	Suite 102 - Market Lower Level D - \$10.00 psf
Operating Costs:	\$15.14 psf (est. 2024)
Occupancy:	Immediately
Parking:	Reserved surface stalls @ \$100/stall/month Additional month to month stalls available in the vicinity

Highlights

'A' Class historical character building located in Ramsay, directly adjacent to the desirable neighbourhood of Inglewood

Converted into character office space while preserving the heritage features of the building

Minutes to the Downtown Core

Close proximity to public transit

Large windows allow for ample natural light throughout the building

Many popular restaurants and coffee shops nearby, such as Red's Diner, Rouge, Spolumbo's, Rosso Coffee Roasters, and Starbucks

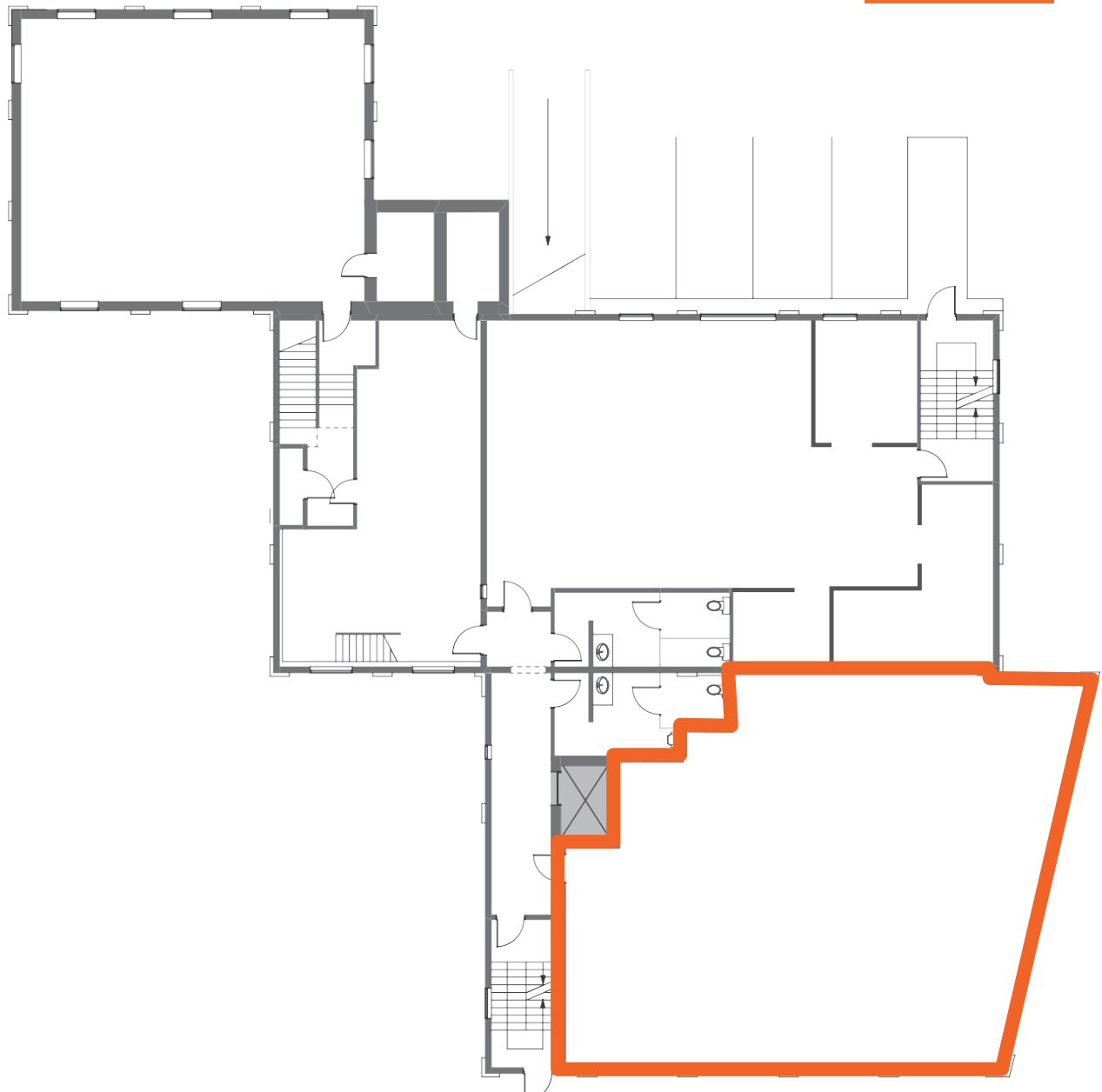
Calgary Heritage Coffee Roasters and ESMÉ Beauty now open on the main floor

Gallery | Suite 102



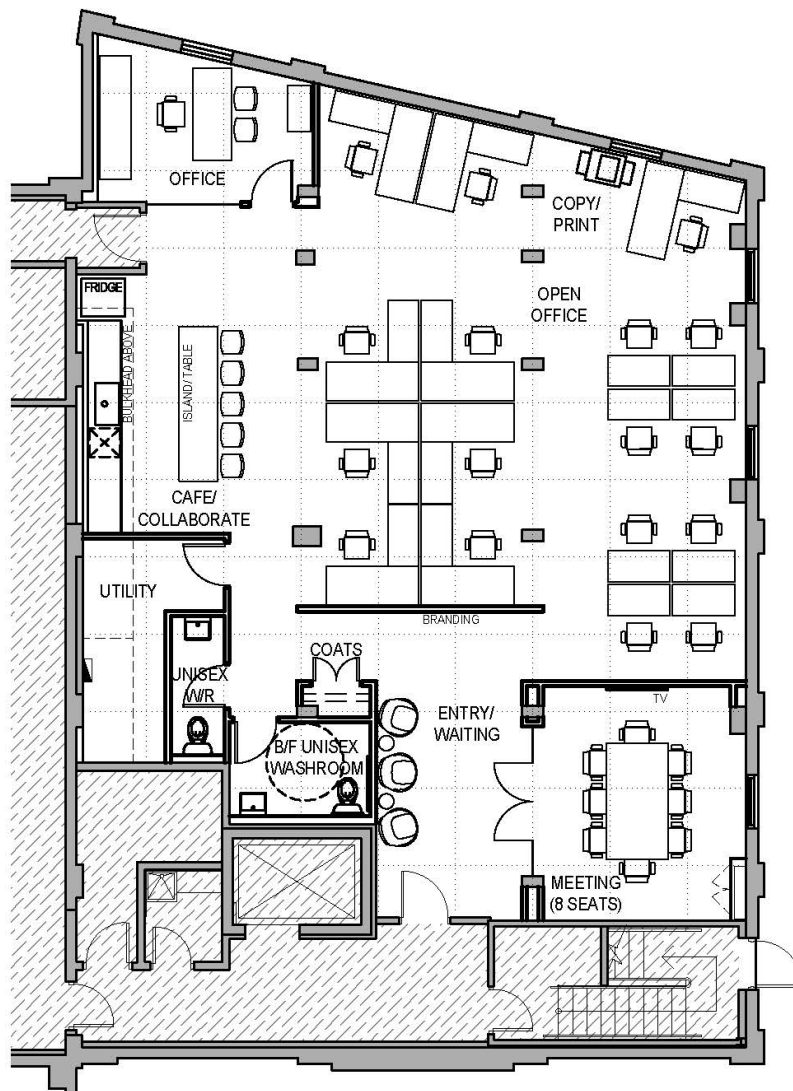
Suite 102

2,313sf



Lower Level D

2,225 sf



*Concept plan only; the space is currently in base-building condition.



Dining

1. Analog Coffee
2. Calgary Heritage Coffee Roasters (on-site)
3. Rosso Coffee Roasters
4. Red's Diner in Ramsay
5. Cold Garden Beverage Co.
6. Cafe Gravity
7. Tuk Tuk Thai
8. The Hose and Hound Neighbourhood Pub



Coffee Shop/ Eaterie

9. Ari Sushi
10. Rouge
11. Inglewood Drive-In
12. Spolumbo's Fine Food & Deli
13. Canela Vegan Bakery & Cafe
14. The Dirty Duck



Public Transit

Serviced by Bus Routes:
24, 302

Nearby Greenline LRT
location proposed

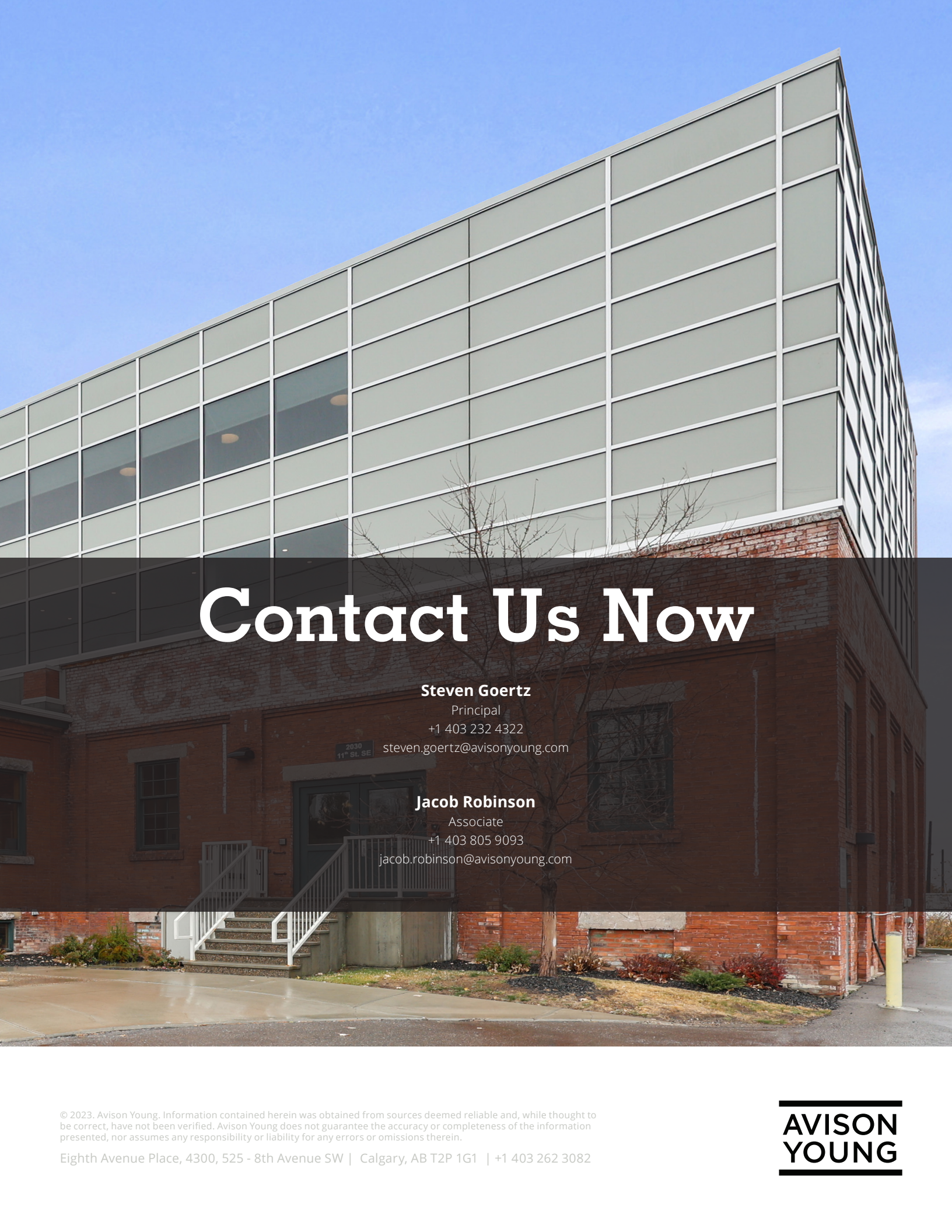


Quick access
to walking/bike
trails



Services

ESMÉ Beauty (on-site)
ZYN Wine Market
Crossroads Market
7-11
Reebok CrossFit Ramsay



Contact Us Now

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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